Downtown Sector Future Land Use

Sector Land Use Policies

1. Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.
2. Facilitate higher density transit-oriented development (TOD) around the Intermodal Transportation Center and T&P Terminal commuter rail stations and along future modern streetcar corridors.
3. Promote the development of a fixed-rail transit system linking Downtown to other growth centers and urban villages.
4. Encourage mid-rise or high-rise development for the central core area bounded by Henderson Street, Lancaster Avenue, BNSF railroad, and Belknap Street.
5. Encourage specialty retail between Throckmorton Street and Commerce Street, from 2nd Street to 8th Street.
6. Encourage mid-rise, up to 8 stories, mixed-use development along West 7th Street and West Lancaster Avenue.
7. Encourage low-rise to mid-rise office, mixed-use, and urban residential development throughout the remainder of the Downtown Sector.
8. Increase the number and quality of public spaces (i.e. plazas, parks, enhanced streetscapes).
9. Implement appropriate recommendations of the Downtown Strategic Plan, Lancaster Redevelopment Plan, and the Intermodal Transportation Center (ITC) Study.
10. Encourage installation of wide sidewalks and street trees between new residential districts and the central core.
11. Promote pedestrian and bicycle connectivity between Downtown, Trinity Uptown, the Near Southside, the West Seventh Urban Village, and the Trinity Trails.
12. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
13. Attract and expand educational institutions.
14. Promote preservation of the historic residential character of the Sunset Terrace neighborhood.

Ⓣ Existing and Potential Transit Stations

Existing Commuter Rail Line

TEX Rail Line

Other Recommended Passenger Rail Line

N

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." Texas Local Government Code, Section 219.005.

Legend:
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Institutional
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Industrial Growth Center
- Infrastructure
- 100 Year Flood Plain
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space
- Lakes and Ponds
- A - Activity Street
- CMCO - Commercial Connector
- CMU - Commercial Mixed Use Street
- NC - Neighborhood Connector
- SL - System Link

2017 Comprehensive Plan

C-5

0.55   0.275   0   0.55 Miles